

New development

Medulin, Istria



Ref	RE-U-30711
Type	New development
Region	Istria > Pula
Location	Medulin
Front line	No
Sea view	Yes
Distance to sea	150 m
Floorspace	110 sqm
Plot size	110 sqm
No. of bedrooms	3
No. of bathrooms	4
Price	€ 625 000

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Four duplex villettas in Medulin, 150m from the sea only!
Total area of each is 110 sq.m. Land plot is also 110 sq.m.

It is a great project of 4 semi-detached villas located in a quiet location, only 500 m from the beaches and 400 m from all the facilities necessary for a safe and peaceful everyday life.

During the construction and furnishing of the villa, high-quality and high-quality materials will be used, in order to ensure the desired level of quality and luxury of the stay, while the location of the villa offers its future owners the maximum level of comfort.

Layout is the same for all the four villas: It is a comfortable semi-detached house consisting of a total of 110.15 m² of living space, divided into two floors.

On the ground floor of the house there is a smaller entrance hall with a wardrobe space, which then leads us into the living room of the "open space" concept. There is a comfortable modern kitchen, a spacious dining room sufficient for the whole family and a comfortable living room from which you can access the outside covered terrace and the pool with the help of a large sliding glass wall. With the same glass walls, the investor wants to ensure the penetration of natural light into the space, so that it exudes greater airiness and luxury. In the already mentioned vestibule of the house, there is also a guest toilet, as well as a storage room ideal for all kitchen and household items.

An internal staircase from the living room leads to the first floor of the house, where there are 3 comfortable bedrooms, each with its own bathroom. In addition, two bedrooms are larger and each has access to a private, smaller balcony, while one bedroom is smaller and can be used as a children's bedroom or office space.

Territory: Each house will have a private garden of 110m² where the central part in front of the covered terrace is occupied by a swimming pool, ideal for refreshing yourself during the warmer periods of the year.

The yard of each house will be completely fenced and hidden from view. In front of the house there are two parking spaces with a prepared installation for electric vehicles, ensuring practicality and safety. Next to the pool there will be a space large enough for a potential summer kitchen or barbecue with seating.

Additional details:

- * The houses will be built with the most modern materials.
- * They will be superbly equipped: heat pumps, ALU carpentry with three-layer IZO glass with electric blinds, underfloor heating in all rooms, air conditioning units in every room, burglar-proof doors, video intercom and video surveillance of the entire facility.
- * Each house will have an energy efficiency rating of A+.
- * The orientation of each house is east-west, which means that all rooms in the house will be rich in natural light throughout the day.
- * The investor also installs solar panels on the flat roof of the houses, in order to contribute to the saving of living costs during the stay in the building.

Timing:

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- * Start of construction at the end of the 9th month of 2024
- * Anticipated move-in in mid/end of 2025

This property represents an excellent opportunity for all those looking for smaller but equally luxurious properties that perfectly combine comfort, elegance and a modern lifestyle.
Price of each villetta is the same: 760 000 eur.

For more questions, necessary information or a wish to organize a tour of the villa and its location, please feel free to contact us.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Property advantages:

Swimming pool
Storage
Floor heating
Garden
Attached
Modern

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Price per m²:
5.682 €

Average price/m² of this type
in this region:
3.798 €

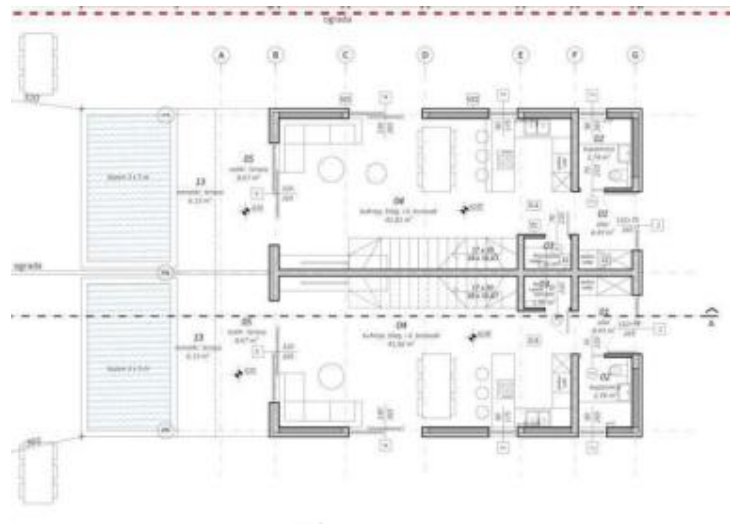
Median price/m² of this type
in this region:
4.098 €

Average price/m² of this type
in Croatia:
4.587 €

Median price/m² of this type
in Croatia:
4.261 €

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